

Big box

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variety of shops, restaurants and a bank.

Naparlo said he thinks 95 percent of the people in the Back Mountain would like to see a large retailer.

"People are so tired of running down 309 and 415 to go to Wilkes-Barre. Nine times out of 10, anytime they want something, they have to run to Wilkes-Barre," said Naparlo.

Kozick estimated about 10 people were present at the meeting and that the response to the idea was mixed.

He said some of those that have voiced opposition to the idea have said they are concerned about the effect the business would have on what has always been a rural community.

Conversely, he said he also hears from people who would like to see commercial growth.

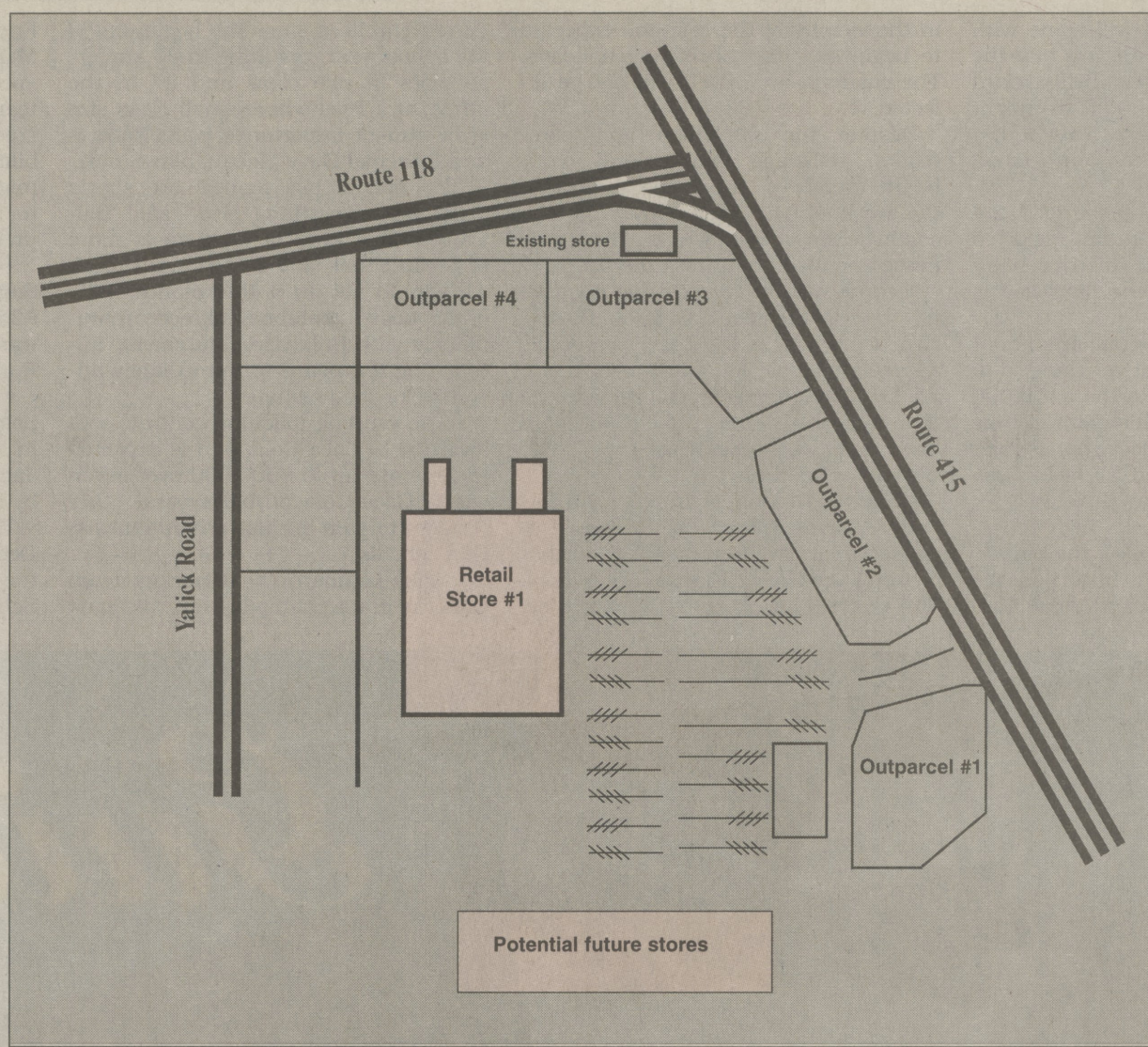
"I've heard people say we're growing population wise like crazy, but not commercially," said Kozick.

Stan Davies, who lives along Route 118 not far from the site, attended the meeting. He said although the meeting was poorly attended, there has been opposition by people in the township since Naparlo applied to change the zoning over a year ago.

He said his concern is what the new business will do to traffic in the area.

"Right now, traffic on 415 in downtown Dallas very often gets totally jammed. You add 1,000 cars, nobody's going to get through," said Davies.

According to Naparlo, the project's time line is not set in stone. He is in the process of



This drawing shows the approximate layout of store properties on a preliminary plan presented to the Dallas Township Planning Commission.

trying to get a traffic study approved by PennDOT (a normal procedure when looking to put an entrance off of a state highway).

Naparlo said it could still be two years before anything is built on the land. After PennDOT's approval, the next step will be to have formal project

plans drawn up. Finally, Dallas Township will have to approve the project, which according to Kozick, can take six months after receipt.

Traffic impact being studied up to 1.5 miles from site

By ERIN YOUNGMAN Post Staff

The state Department of Transportation (PennDOT) is in the process of determining whether roadways and intersections in the Back Mountain can comfortably sustain the increased volume of traffic a large retail store could generate. A traffic study submitted by Pennoni Associates on behalf of J. Naparlo, the owner of a 48-acre property at the intersection of Routes 415 and 118, is currently under review.

The study looks at pivotal intersections and roadways within the area to see if an acceptable level of service — defined as amount of delay — can be maintained.

Charles Mattei, P.E., District Engineer for PennDOT, said the study, among other things, addresses seven key intersections within a mile to one and one-half miles from the proposed business. "We believe there is enough capacity (for increased volume) within the rest of the Back Mountain," said Mattei.

Mattei said the question is whether the addition of a large retail area will "overtax some of those intersections."

"Anything (traffic volume) coming from Kingston Township, the main constriction is the main Dallas Borough intersection," said Mattei, referring to the center of downtown Dallas.

Some other intersections being evaluated are the intersection of 415 and 118, Center Hill Road and 415, Center Hill Road and 309, Lake Street and Center Hill.

According to Mattei, PennDOT rates quality of service on roadways and intersections on a scale of A through F. Mattei said no impact below D is acceptable. He said he believes downtown Dallas is "probably" already at level D.

Any further work on the project, including final plan approval by Dallas Township, cannot take place until PennDOT approves the study.

PennDOT reviewed the study in October and sent it back to Pennoni for changes on November 6.

Mattei said Pennoni will continue to address PennDOT's concerns by adding planned improvements to the study. Improvements can range from simple adjustments such as timing of stop lights to larger changes such as to the geometry of intersections.

Early deadlines, distribution for Thanksgiving

Due to the holiday, The Dallas Post will be published on day early Thanksgiving week. The issue dated November 28, 2002 will be available at stores on Wednesday, November 27, and will be delivered to local mail subscribers with that day's mail.

The deadline for submission of articles for that issue will be Friday, November 22 at 4 p.m.

Display advertising for the issue should be ordered by 5 p.m. on Thursday, November 21. Classified advertising will be accepted until 5 p.m. on Monday, November 25.

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